



5 Florence Court, Florence Place,, Perth, PH1 5BL

Offers over £127,500



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This attractive 2 bedroom (1 en-suite) flat enjoys a favourable position within the block being positioned at the gable end and on the top floor - resulting in very high degree of privacy. Presented in move-in condition and benefitting from off-street parking to the rear, this generous home would appeal to a range of different buyers and also features gas central heating, double glazing and secure entry system

The accommodation consists of an entrance hallway with two storage cupboards, a generous lounge, kitchen, bathroom, master bedroom with en-suite shower room and an additional double bedroom. Externally there is an allocated parking space to the rear and an external bike store

- Spacious top floor flat
- Generous lounge
- Gas central heating
- Good storage space
- Move-in condition
- 2 bedrooms 1 en-suite
- Attractive views
- Double glazing
- Off-street parking
- Easy access to travel links







Viewing

Please contact our Perth Office on 01738 260 035 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		78	79
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Scotland		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B		80	82
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
Scotland		EU Directive 2002/91/EC	